

**COCHISE COUNTY PLANNING & ZONING COMMISSION
FINAL MINUTES
February 10, 2016
REGULAR MEETING at 4:00 p.m.**

The regular meeting of the Cochise County Planning and Zoning Commission was called to order at 4:00 p.m. by Chairman Greene at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors' Hearing Room. Mr. Greene admonished the public to turn off cell phones, use the speaker request forms provided, and to address the Commission from the podium using the microphone. He explained the time allotted to speakers when at the podium. He then explained the composition of the Commission, and indicated that there was one Rezoning and one Special Use Authorization Docket on the agenda. Mr. Greene explained the consequences of a potential tie vote and the process for approval and appeal.

ROLL CALL

Mr. Greene noted the presence of a quorum and called the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; six Commissioners (Jim Martzke, Wayne Gregan, Patrick Greene, Gary Brauchla, Liza Weissler, Tom Borer, Pat Edie and Nathan Watkins indicated their presence. Staff members present included; Paul Esparza, Planning Director; Jesse Drake, Planning Manager; Britt Hanson, Chief Civil Deputy County Attorney; Peter Gardner, Planner I; Jim Henry, Planner I; Janet Williams, Planning & Zoning Technician.

APPROVAL OF THE MINUTES

Motion: January 13, 2015. **Action:** Approve with minor correction

Moved by: Mr. Martzke **Seconded by:** Mr. Borer

Vote: Motion passed (**Summary:** Yes = 6, No = 0, Abstain = 2)

Yes: Mr. Martzke, Mr. Gregan, Mr. Greene, Mr. Brauchla, Ms. Weissler, and Mr. Borer

No: 0

Abstain: Mr. Watkins and Ms. Edie

CALL TO THE PUBLIC:

Mr. Jack Cook of Bisbee spoke on matters of personal concern.

NEW BUSINESS

Item 1—Election of Chairman and Vice-Chairman for 2016.

Chairman Greene opened nominations for Chair. Mr. Gregan nominated Mr. Greene, Mr. Martzke seconded the nomination. There being no further nominations, nominations were closed. Mr. Greene was re-elected Chair by a 7-0 vote, with Mr. Greene abstaining.

Mr. Watkins then nominated Mr. Gregan as Vice-Chair, and Ms. Weissler seconded. There being no further nominations, nominations were closed. Mr. Gregan was elected Vice-Chair by unanimous vote, with Mr. Gregan abstaining.

Item 2 PUBLIC HEARING Docket Z-15-08 (Newell)

A request to rezone a section of a 40 acre parcel from MR-1 MR-1(Multiple Dwelling Residential; one dwelling per 3,600 ft) to GB (General Business) in order to extend the portion of the parcel with GB zoning 320 ft. to the north. The site, located on East Old Stewart Road approximately a quarter mile to the east of the intersection of N. Old Stewart Ramp / N. Huntington Road, Willcox, Arizona is currently zoned SR-12, GB and MR-1. The applicant is Sharon Newell.

Chairman Greene called for the Planning Director's report. Planner I Jim Henry presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Henry also explained Staff's analysis of the request. He noted the support and opposition received, and closed by listing factors in favor of and against approval and invited questions from the Commission. Mr. Henry clarified SR-12 as site built residential with 12,000 square-feet of property per dwelling.

Chairman Greene then opened the Public Hearing. Ms. Newell spoke briefly explaining that her intent is to live on the property.

There being no speakers in support or opposition, Mr. Greene closed the Public Hearing and invited discussion. There being no discussion, Mr. Greene asked for Staff's recommendation. Mr. Henry recommended Conditional Approval with the standard three conditions requested by the staff. Mr. Greene called for a motion. Mr. Martzke made a motion of Conditional Approval, with the Conditions as recommended by Staff. Ms. Weissler seconded the motion. There being no further discussion, Mr. Greene called for a vote on the motion. The motion passed 8-0.

Motion: Motioned to Approve the Docket with the Conditions and Modifications recommended by Staff

Moved by: Mr. Martzke **Seconded by:** Ms. Weissler

Vote: Motion passed (**Summary:** Yes = 8, No =0, Abstain = 0)

Yes: Mr. Martzke, Mr. Gegan, Mr. Greene, Mr. Brauchla, Ms. Weissler, Mr. Borer, Ms. Edie, and Mr. Watkins

No: 0

Abstain: 0

Item 3 PUBLIC HEARING Docket SU-15-26 (Richardson) A request for a wellness and spa services center with incidental retail sales in a Residential (R) zoning district at 3499 E. Astro Lane, Sierra Vista, Arizona. The applicants are Dennis and Darci Richardson.

Chairman Greene called for the Planning Director's report.

Planner I Peter Gardner presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Gardner also explained Staff's analysis of the request. He noted the support and opposition received, and closed by listing factors in favor of and against approval and invited questions from the Commission.

Mr. Greene then opened the Public Hearing. The Applicants, Mr. and Mrs Richardson were present.

Mr. Richardson spoke, stating they are hoping to bring their home to clients on a limited basis, with no medical procedures being done at this location. Ms. Richardson stated she does therapy with essential oils and wants these essential oils to be available after their store has closed.

Chairman Greene asked for speaker. Sharon White spoke in opposition to this Special Use, citing concerns about traffic, property values, medical procedures, and trash.

There being no further speakers, Mr. Greene invited the Applicant to rebut. Ms. Richardson spoke to the minimal use of this site for the business.

There being no further speakers, Mr. Greene closed the Public Hearing. Mr. Gegan asked for clarification of who would living in the home which is their retail store employee. Mr. Greene then asked for Staff's recommendation. Mr. Gardner recommended Conditional Approval. Mr. Greene called for a motion. Mr. Gegan made a motion of Conditional Approval, with the Conditions recommended by Staff. Mr. Martzke seconded the motion. There being no further discussion, Mr. Greene called for a vote on the motion. The motion passed 8-0.

Motion: Motioned to Approve the Docket with the Conditions recommended by Staff

Moved by: Mr. Gegan **Seconded by:** Mr. Martzke

Vote: Motion passed (**Summary:** Yes = 8, No =0, Abstain = 0)

Yes: Mr. Martzke, Mr. Gegan, Mr. Greene, Mr. Brauchla, Ms. Weissler, Mr. Borer, Ms. Edie, and Mr. Watkins

No: 0

Abstain: 0

1. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.

Next P&Z Commission meeting

March 9, 2016

- a. SU-06-14C (CQ Palominas) sign modification, Palominas
- b. La Marquesa Tentative Plat extension request, Hereford
- c. SU-16-02 (Doman) firearms repair, Huachuca City

Upcoming:

- a. Special Use request for dog boarding, Willcox
- b. Appeal to Board of Supervisors of SU-15-21 (Canna) medical marijuana in Elfrida
- c. Master Development Plan for 2800 unit conservation subdivision east of St. David

CALL TO COMMISSIONERS ON RECENT MATTERS:

ADJOURNMENT – Mr. Martzke moved to adjourn, Ms. Weissler seconded, and the meeting was adjourned at 5:15 pm.